

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 178, at Page 98, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

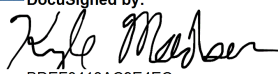
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

I35 Kyle Crossing Lot 5, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$828.

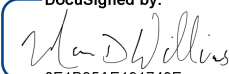
The commission finds \$828 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 5, Ltd., a Texas limited partnership, for \$828.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E45C...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116111 September 30, 2021

Minute Number	Date Passed
------------------	----------------



Cunningham | Allen

Exhibit "A"

Drainage Easement Release

Lot 5

FIELD NOTE DESCRIPTION

BEING A 0.0044 ACRE (192 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 5, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING A PART OF THAT 0.601 ACRE CHANNEL EASEMENT CONVEYED BY LAURA B. NEGLEY, ETAL, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 178, PAGE 98, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 5 BEING CONVEYED TO I35 KYLE CROSSING LOT 5 LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030758, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for a common corner of said Lot 4, and Lot 5 and Lot 6, KYLE TOWNE CENTER, from which a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for a common corner of said Lot 5 and Lot 6, bears North 82°20'42" West, a distance of 214.23 feet;

THENCE, with the common line of said Lot 5 and Lot 4, being a non-tangent curve to the left, having a radius of 185.00 feet, an arc length of 26.77 feet, a delta angle of 08°17'25", and a chord which bears North 56°48'36" East, a distance of 26.75 feet to the POINT OF BEGINNING (N:13925084.30, E:2332966.96) of the herein described tract, same being the intersection of the said common line with the westerly line of said Channel Easement;

THENCE, departing said common line and over and across said Lot 5 with the westerly and northerly line of said Channel Easement, the following two (2) courses and distances:

1. North 28°14'11" East, a distance of 37.71 feet;
2. South 61°45'49" East, a distance of 11.06 feet to the curving common line of said Lot 5 and Lot 4, same being the intersection of said northerly line with said common line, from which a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found at the end of said curving common line, bears a chord bearing and distance of North 30°22'02" East, 76.18 feet;

THENCE, over and across said Channel Easement with said common line, being a non-tangent curve to the right, having a radius of 185.00 feet, an arc length of 33.63 feet, a delta angle of 10°24'55", and a chord which bears South 47°27'26" West, a distance of 33.58 feet to the **POINT OF BEGINNING** containing 0.0044 acre (192 square feet) of land within these metes and bounds.

Bearing Basis: Common line of Lot 5 and Lot 6, KYLE TOWN CENTER. (North 82°20'42" West)

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of March, 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 20th of July, 2021, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	185.00'	33.63'	10°24'55"	S47°27'26"W	33.58'
C2	185.00'	26.77'	8°17'25"	N56°48'36"E	26.75'
C3	185.00'	76.73'	23°45'54"	N30°22'02"E	76.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°14'11"E	31.71'
L2	S61°45'49"E	11.06'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
—————	BOUNDARY LINE
——— ———	ADJOINER BOUNDARY LINE
- - - - -	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.



Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
© COPYRIGHT 2021 CUNNINGHAM-ALLEN, INC.

3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

TECH: DK

Drawing Path: S:\273702_Kyle Town Center_Drawings\273702_ESMT_DE_REL-LOT-5.dwg Plotted By: Tom Watkins Date: 7/20/2021 10:31:23 AM Layout: sheet 2 DE Page Size: ANSI full bleed A (8.50 x 11.00 Inches) 1:1

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



POND EASEMENT AREA
POND A (LOT 5)
DOC. NO. 21007904, OPR

15' W.L.E.
VOL. 1726, PG. 109, OPR

LOT 5

135 KYLE CROSSING LOT 5, LTD
DOCUMENT NO. 20030758, OPR

0.0044 AC.
192 S.F.

POINT OF
BEGINNING

DRAINAGE EASEMENT
DOC. NO. 20016529, OPR
LOT 5

N82°20'42"W 214.23'
BEARING BASIS

POINT OF
COMMENCING

LOT 6

KYLE TOWNE CENTER
REPLAT OF LOT 1, BLOCK A
KYLE TOWNE CENTER
SECOND REPLAT OF LOT 1, BLOCK A
DOC. NO. 20015578, PR

0.601 AC. CHANNEL EASEMENT
VOL. 177, PG. 589, DR

50' DRAINAGE
EASEMENT AREA
DOC. NO. 21007904, OPR

135 KYLE CROSSING LOT 7, LTD
DOCUMENT NO. 20030760, OPR

LOT 7

135 KYLE CROSSING LOT 6, LTD
DOCUMENT NO. 20030759, OPR

LOT 6

15' W.L.E.
VOL. 11, PG. 356, PR
VOL. 1726, PG. 113, OPR

135 KYLE CROSSING LOT 4, LTD
DOCUMENT NO. 20030757, OPR

KYLE TOWNE CENTER
REPLAT OF LOT 1, BLOCK A
KYLE TOWNE CENTER
SECOND REPLAT OF LOT 1, BLOCK A
DOC. NO. 20015578, PR

INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)

HAYS COUNTY
VOL. 3896, PG. 119, OPR
DOC. NO. 2010-10010253 OPR



Cunningham|Allen

Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
© COPYRIGHT 2021 CUNNINGHAM-ALLEN, INC.

TECH: DK

3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973